



# Headway Suffolk Housing and Ipswich Hub Project

Our mission is to provide a range of services to people and their families affected by any form of brain injury or neurological condition, enabling them to reach their full potential



Residential Accommodation- View from the East

## About Headway Suffolk

Headway Suffolk is a charitable organisation affiliated to Headway UK, The Brain Injury Association. The Charity is a company limited by Guarantee registered with Companies House and the Charities Commission.

Headway is the leading UK charity dedicated to the care and support of people who have suffered an acquired neurological condition. The Charity exists to promote understanding of all aspects of neurological conditions and to provide information, support and services to people who have a neurological condition and support to their families and carers.

Social Care, hospital doctors, community clinicians, GPs, families and friends refer clients to Headway Suffolk. Headway Suffolk offers a range of services including day care and community care.

## Housing Need

People living in Suffolk who need help following the diagnosis of a neurological condition or brain injury and find themselves homeless, or in inappropriate accommodation.

People in our client group who are in need of a respite bed. There is a shortage of respite provision and again clients often find themselves in older people's provision which causes them to regress in a short space of time.

People with a neurological condition who need to be discharged from hospital but are awaiting a home care package who could stay with us in the short term.

People with a neurological condition who need to be assessed in a "Home" setting before returning home.

The charity feels that there is a gap in housing provision for clients with a neurological condition which is putting them at risk. It is proposed that Headway Suffolk fills this gap by opening a housing project with care and rehabilitation support from Headway Suffolk staff.

Many of Headway Suffolk's clients are finding themselves homeless due to partnership breakups, are unable to cope with living independently, or need to move into an urban area to be closer to resources.

Clients spend 3 – 4 years seeking accommodation which is then not always appropriate, usually in older people's provision. Other clients have difficulty in finding a respite bed. This is a gap in the market which Headway Suffolk could and need to fill. This would be an extension to Headway Suffolk's home care service.

If Headway Suffolk owned such a provision clients' rehabilitation would continue, if the client so wished, in their living environment, enhancing the work carried out in the hub and by our clinicians.

## **The Property**

The land offered by Ipswich Borough Council is an ideal location as it is near to Headway Suffolk's main Ipswich hub, near local shops, GP surgery, pharmacy, building society and restaurants. It is just off of the A14 so easy for visitors to get to. It is on a bus route into Ipswich town centre.

The property will be two, 12-bedded bungalows with a lounge, dining room, kitchen, laundry room and staff room. Every bed room will have an en-suite wet room. There will also be a garden.

### Equipment

We will encourage clients to provide their own furniture and equipment so that they feel it is their home. We may need to provide white goods, but these can be rented on a monthly basis with the cost being passed onto the client.

### Permits and Licences

We will need to purchase TV licenses this can be paid for by the client. The clients will be helped to budget for this.

### Credit Policy

We aim to receive payment from our clients within 28 days in advance. Clients with ISF who have a top up must pay in advance by direct debit

### Food

Clients who are able to cook for themselves will be encouraged to do so as part of their rehabilitation. They will be helped to purchase and pay for their own food. Others will need their meals to be cooked for them. We will cook what they wish for within reason.

### Laundry

There will be a laundry so that clients can do their own laundry as part of their rehab. If this is not possible due to disability staff will do the laundry for the client.

### Maintenance and Decorating

Headway would be responsible for the decoration and maintenance. Headway will form a group of clients who will decorate the property as part of their rehabilitation and would be managed by Headway's Occupational Therapist.

### Cleaning

The clients living in the property will be encouraged and supported to do their own cleaning. When this is not physically possible this will be carried out by the staff of Headway Suffolk as part of their support duties.

### Gardens

There would be a garden where clients could relax. There would be the opportunity to grow flowers, fruit and vegetables for the project.

## The Hub

The problem with the current hub is:

- It is on a business estate with busy roads
- We have outgrown it and are having to lease additional space
- The front of building is very hot in the summer
- The back of the building is often disturbed by the frequent trains making it hard for clients to concentrate
- The physio room has a post in the middle
- There is no outside recreational space
- There is limited car parking
- Getting on and off the estate at rush hour is problematic

It was suggested by the Borough Council that we might like to build a new hub on the rest of the land available. This will be an improvement on the hub currently at Ransomes Euro Park and in a better location. Our current hub is valued at £800,000-£900,000 or to have rentable value of £74,000 per annum.

## The Cost

The total build will cost in the region of £5 million. Whilst we have £800,000 - £900,000 worth of assets in the hub, it needs to stay in use, until we can move into the new hub. We have no free capital to build the hub or the bungalow.

## Proposal by Ipswich Borough Council

The council is proposing that they build both properties and we rent them off of them for 5 years at a slightly higher than market value and after 5 years purchase them at a reduced rate. We can continue to rent after 5 years and the rent will reduce. There would be a break clause at 5 years.

- We purchase the hub from the Borough at a pre-agreed price. On the same day we sell Epsilon House to the Borough
- We rent out Epsilon house whilst renting the new hub
- We sell Epsilon House and put the proceeds in a high interest account
- We sell Epsilon House and buy the bungalow and rent the hub. The rent of the hub will go towards the final purchase price, ( so we are in fact paying a “mortgage2 to the Borough Council)

## Contact

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